

# 10430 NE 112TH ST, KIRKLAND, WA 98033

## TREE PROTECTION GUIDELINES

- All remaining trees are to have a tree protection zone (TPZ) established before commencement of any construction or delivery activities. The following guidelines are to be observed and practiced during all construction activities.
- Access is to be restricted into TPZ's with readily visible temporary tree fencing along the LOD which completely surrounds the protected areas of retained trees. Fences shall be constructed of chain link and be at least 4 ft tall, constructed using pier block, and major roots should be avoided while staking.
  - Highly visible signs spaced no further than 15 feet shall be placed along sides of the TPZ fencing.
  - Construction materials or supplies, soil, debris, vehicles, and equipment are not to be parked or stored within TPZ.
  - TPZ fences must be inspected prior to the beginning of any construction activities.
  - Assess crew and contractor penalties, if necessary, to keep the TPZ's intact.
  - Check the integrity of TPZ fences weekly, and repair or replace as needed.
  - Wood chips should be used if possible to spread above root zones within the TPZ's to a depth of 6-8 inches for temporary protection.
  - Cement trucks must not deposit waste or rinse out trucks in the TPZ.
  - Avoid grade changes or trenching within or near the TPZ. If it is unavoidable, then follow the guidelines below.
  - TPZ's may only be moved or accessed with permission from City Officials, and any work done within TPZ's must be done with a certified arborist present.
  - If roots need to be pruned, they should be cut with pruning saws, made flush with the side of the trench.
  - Trees should be watered twice a week if construction is to take place during hot summer months. If excavation occurs within the driplines of trees scheduled for retention, the following procedures must be followed to protect them:
  - The contractor shall verify the vertical and horizontal location of existing utilities to avoid conflicts and maintain minimum clearances; adjustment shall be made to the grade of the new utility as required.
  - The inner root zone shall not be disturbed or cut (inner root zone = half the drip line radius).
  - ISA Certified arborist must work with equipment operators during trenching/ excavation. The Arborist should have a shovel, hand pruners, loppers, handsaw, and a sawsall.
  - If roots one inch or larger are damaged by equipment, the Arborist shall stop the equipment and have the dirt excavated by hand until the root can be cleanly cut. A clean straight cut shall be made to remove the damaged portion of root, and if possible the roots should be covered in moist burlap until recovered with dirt the same day.
  - Boring or tunneling under roots of existing trees is a viable alternative to trenching through roots. It shall be performed under the supervision of an ISA Certified Arborist, and no roots 1 inch in diameter or larger shall be cut.
  - The grade shall not be elevated within the critical root zone of trees to be preserved without the Planning Official's authorization based on recommendations from a qualified professional. The Planning Official may allow coverage of up to one half of the area of the tree's critical root zone with light soils (no clay) to the minimum depth necessary to carry out grading or landscaping plans, if it will not impede the survival of the tree. Aeration devices may be required to ensure the tree's survival.

## PROJECT DATA

**OWNER:**  
EDITH M. EDLUND

**ARCHITECT:**  
MEDICI ARCHITECTS  
EMILY BUCHWALTER, AIA  
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**STRUCTURAL ENGINEER:**  
RB ENGINEERS, INC.  
ROSS BAHARMAT  
1312 2ND STREET  
KIRKLAND, WA 98033  
P: 425.822.3009  
F: 425.822.2679  
E: rbe1992@gmail.com

## PROJECT DESCRIPTION

- DEMOLITION OF EXISTING BUILDING AND ACCESSORY STRUCTURES

## ZONING & CODE INFORMATION

**JURISDICTION:** CITY OF KIRKLAND  
**ZONING:** RS 8.5  
**PARCEL ASSESSOR'S #:** 375590-0085  
**LOT SIZE:** 15,600 SF

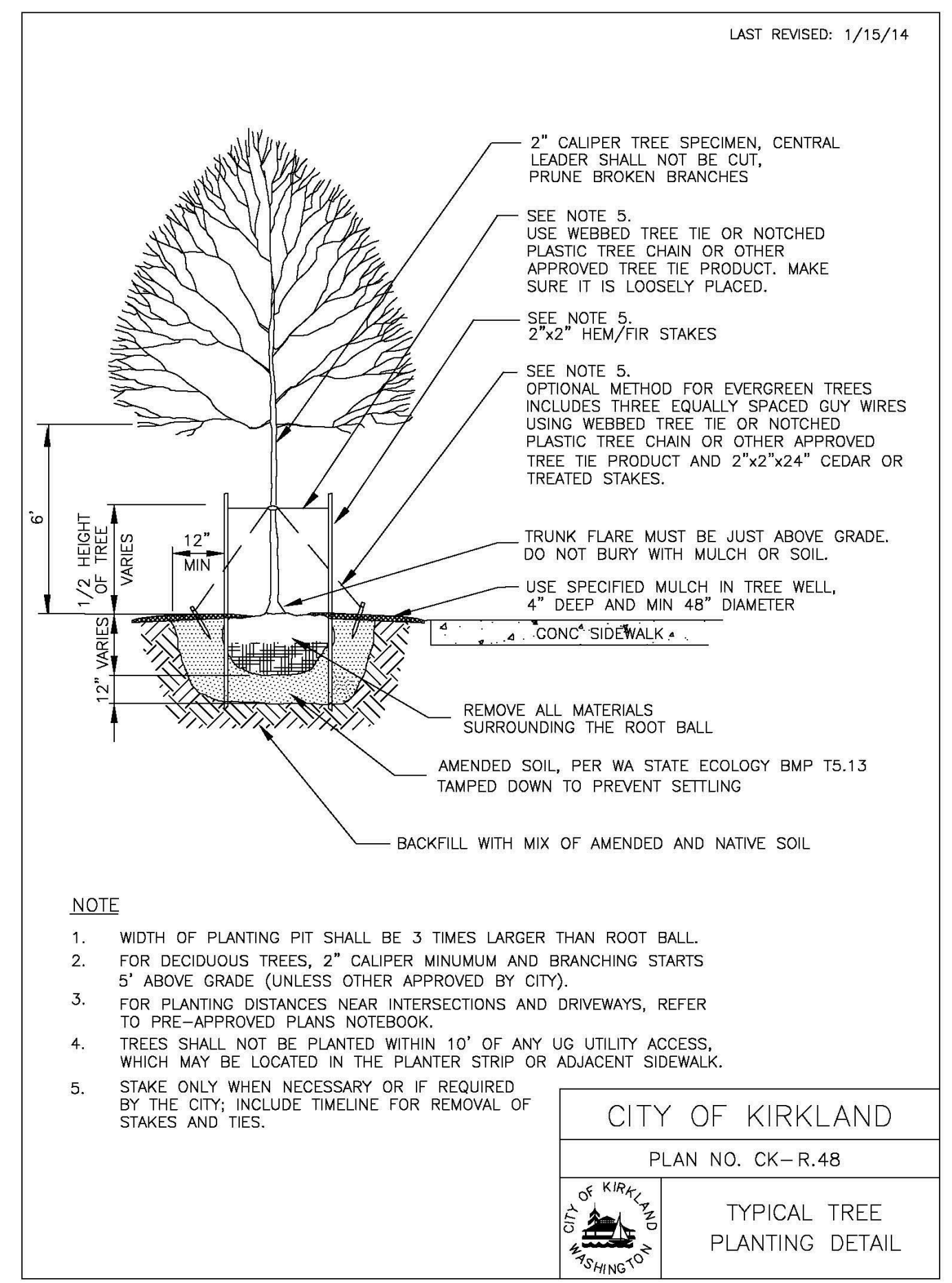
**LEGAL DESCRIPTION:**  
JUANITA HEIGHTS DIV # 2  
Plat Block: 2  
Plat Lot: 7

**OCCUPANCY:** SINGLE FAMILY

**PCD APPROVED SITE PLAN**  
Any proposed changes to the approved site plan, such as but not limited to added hard surfaces, HVAC units, tree removals and accessory structures, must be submitted to the Building Department as a revision to the building permit for review and approval by all departments prior to implementation.

**NOTICE**  
**HOURS OF WORK: 7AM TO 8PM MON-FRI**  
**9AM TO 6PM SAT. NO WORK SUNDAYS & HOLIDAYS (PER KZC SEC. 115.25)**  
Exceptions must be approved in writing by Planning Official

**PLACING MATERIALS NEAR TREES.** No person may conduct any activity within the protected area of any tree designated to remain, including, but not limited to, operating or parking equipment, placing solvents, storing building material or soil deposits, or dumping concrete washout or other chemicals. During construction, no person shall attach any object to any tree designated for protection.



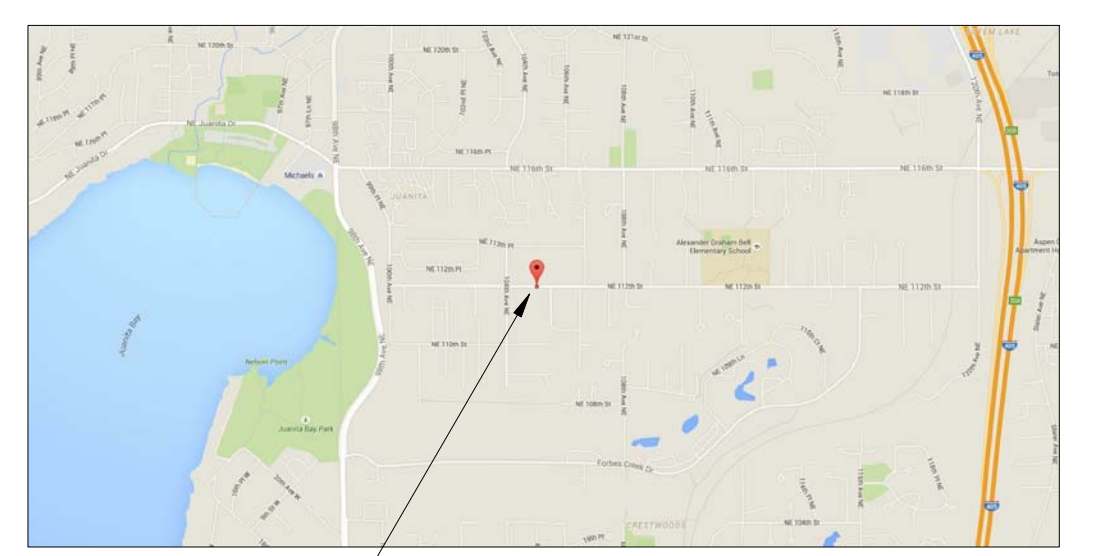
## KIRKLAND TREE FENCING DETAIL

SCALE: NTS

## DEMO SITE PLAN

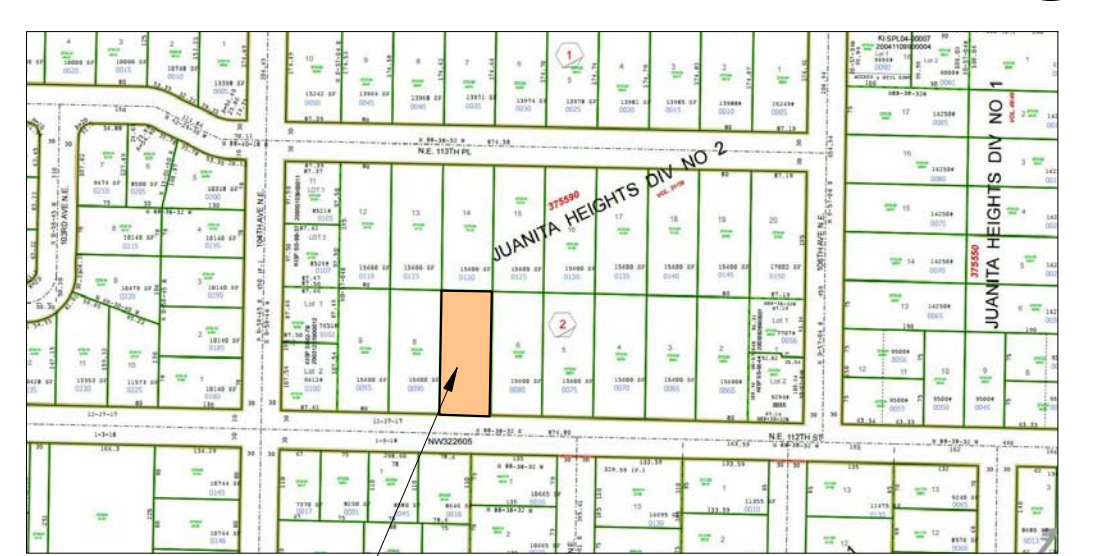
SCALE: 1" = 10'-0"

City of Kirkland  
Reviewed by T Elder  
04/22/2016



## VICINITY MAP

SCALE: NTS



## QRT SECTION MAP

SCALE: NTS

## SHEET INDEX

A0.0 DEMOLITION SITE PLAN

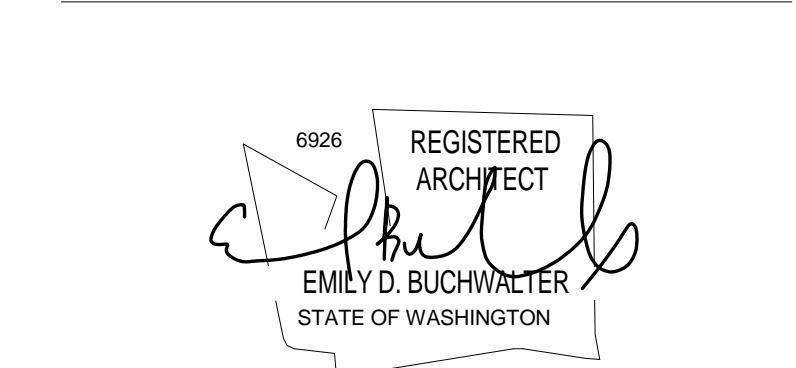
**THIS APPROVED PLAN SET MUST REMAIN ON SITE.**

# MEDICI ARCHITECTS

Architecture  
Programming  
Accessible Design  
Interior Design

11661 SE 1st Street, Suite 200  
Bellevue, Washington 98005  
Tel: (425) 453-9298  
Fax: (425) 452-8448

## REGISTRATION:



INTAKE DATE:	01-21-16
REVISIONS:	DATE:
1.	
2.	
3.	
4.	
5.	

**PROJECT / CLIENT:**  
10430 NE 112TH

DC Granger, Inc. 4014 Aurora  
Ave N, Suite B Seattle, WA  
98103

**JOB ADDRESS:**  
PARCEL # 375590-0085  
10430 NE 112TH ST  
KIRKLAND, WA, 98033

**DRAWING NAME:**

## DEMO SITE PLAN

Drawn By: OTR & JAM  
Checked By: EB  
Owner Approval:

**PHASE:**

## CONSTRUCTION DOCUMENTS

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**APPROVED FOR CONSTRUCTION:**

PROJECT No.: 2015078  
DATE: 2/17/2016

**CALL 48 HOURS BEFORE YOU DIG**  
1-800-424-5555

**A0.0**

PLOT SCALE: 1:1